

050.A

0001

0005.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

542,500 / 542,500

USE VALUE:

542,500 / 542,500

ASSESSED:

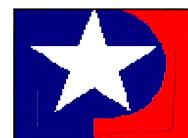
542,500 / 542,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		RUSSELL PL, ARLINGTON

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
102	0.000	542,500			542,500	
Total Card	0.000	542,500			542,500	Entered Lot Size
Total Parcel	0.000	542,500			542,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	452.84	/Parcel:	452.84
						Land Unit Type:


Patriot
Properties Inc.

OWNERSHIP

Unit #:

Owner 1: GREELEY KEVIN F	Prim
Owner 2: GREELEY ANN M	Prim
Owner 3:	Prim
Street 1: 5 RUSSELL PL	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER	Owner 1: GERSHKOWITZ DONNA L -
	Owner 2: -
Street 1: 5 RUSSELL PL	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1198 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.
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OTHER ASSESSMENTS	Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	0 Sq. Ft.	Site			0	0.	0.00	7511												G5	1.			

SALES INFORMATION

TAX DISTRICT		Parcel ID		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GERSHKOWITZ DON	71424-394	1	8/3/2018		525,000	No	No		
NIGRO SAMUEL J	48492-293		11/14/2006		391,000	No	No		
RUSSELL PLACE D	40089-111		7/23/2003		368,615	No	No	DEEDED ECL. USE PARKING 2 CARS	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/26/2017										Measured	DGM	D Mann
1/28/2004										Inspected	BR	B Rossignol

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																										
Type: 8	- Condo TnHs.			Full Bath: 1	Rating: Very Good																																	
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:																																	
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																																	
Foundation: 1	- Concrete			A 3QBth:	Rating:																																	
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																																	
Prime Wall: 2	- Clapboard			A HBth:	Rating:																																	
Sec Wall:				OthrFix:	Rating:																																	
Roof Struct: 1	- Gable			OTHER FEATURES																																		
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1																														
Color: YELLOW				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																		
View / Desir:				Frl:	Rating:			Other																														
GENERAL INFORMATION				WSFlue:	Rating:			Upper																														
Grade: B-	- Good (-)			CONDO INFORMATION				Lvl 2																														
Year Blt: 2003	Eff Yr Blt:			Location:				Lvl 1																														
Alt LUC:	Alt %:			Total Units:				Lower																														
Jurisdict: G18	Fact: .			Floor:				Totals	RMs: 3	BRs: 1	Baths: 1	HB: 1																										
Const Mod:				% Own: 2.121000051				REMODELING				RES BREAKDOWN																										
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL																										
INTERIOR INFORMATION				Phys Cond: GD	- Good 7.7 %			Interior:	1	3	1																											
Avg Ht/FL: STD				Functional:				Additions:																														
Prim Int Wal 2	- Plaster			Economic:				Kitchen:																														
Sec Int Wall:				Special:				Baths:																														
Partition: N	- Typical			Override:				Plumbing:																														
Prim Floors: 3	- Hardwood			Total: 7.7 %			Electric:																															
Sec Floors: 4	- Carpet 50 %						Heating:																															
Bsmnt Flr: 12	- Concrete						General:																															
Subfloor:							Totals				1	3	1																									
Bsmnt Gar:																																						
Electric: 3	- Typical																																					
Insulation: 3	- Typical																																					
Int vs Ext: S																																						
Heat Fuel: 2	- Gas																																					
Heat Type: 15	- H.V.A.C																																					
# Heat Sys: 1																																						
% Heated: 100	% AC: 100																																					
Solar HW: NO	Central Vac: NO																																					
% Com Wal	% Sprinkled																																					
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																														
SPEC FEATURES/YARD ITEMS				PARCEL ID 050.A-0001-0005.0																																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																					
More: N	Total Yard Items:													Total Special Features:	Total:																							